145.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,300 / 862,300
					USE VALUE:	862,300 / 862,300
					ASSESSED:	862,300 / 862,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRISON TYLER JAMES & ANITA G
Owner 2:	
Owner 3:	
Street 1:	8 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARRY CHRISTOPHER C--ETAL -
Owner 2:	BARRY LAURIE A -
Street 1:	8 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,360 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2067 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5360.000	397,100	600	464,600	862,300
Total Card	0.123	397,100	600	464,600	862,300
Total Parcel	0.123	397,100	600	464,600	862,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.28 | /Parcel: 417.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94980
GIS Ref	
GIS Ref	
Insp Date	04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,900	600	5,360.	464,600	862,100	862,100	Year End Roll	12/18/2019
2019	101	FV	301,800	700	5,360.	435,600	738,100	738,100	Year End Roll	1/3/2019
2018	101	FV	301,800	700	5,360.	360,100	662,600	662,600	Year End Roll	12/20/2017
2017	101	FV	301,800	700	5,360.	331,100	633,600	633,600	Year End Roll	1/3/2017
2016	101	FV	301,800	700	5,360.	302,000	604,500	604,500	Year End	1/4/2016
2015	101	FV	330,700	700	5,360.	296,200	627,600	627,600	Year End Roll	12/11/2014
2014	101	FV	243,500	700	5,360.	275,300	519,500	519,500	Year End Roll	12/16/2013
2013	101	FV	243,500	700	5,360.	261,900	506,100	506,100		12/13/2012

!11327!

PRINT

Date	Time
12/11/20	01:30:38

LAST REV

Date	Time
04/27/18	08:21:09
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRY CHRISTOPH	64079-96		8/14/2014		653,500	No	No		
	17290-309		8/1/1986		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	94980
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2016	73	Manual	2,392					insulated crawl sp
9/1/2014	1098	Redo Bat	20,000		9/2/2014			remodel full bathr
11/16/2010	2290	New Wind	6,000					REPLACE 6 WINDOWS
9/25/2005	894	Addition	76,000	C		G7	GR FY07	new 24x12 family r
6/15/2004	508	Re-Roof	2,900					
7/20/1998	490	Redo Bat	4,380					REMODEL BATH
5/19/1994	213	Demo gar	300					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
1/20/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	263	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5360		Sq. Ft.	Site		0	80.	1.08	9									464,639						464,600	

Total AC/HA: 0.12305 | Total SF/SM: 5360 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 464,639 | Spl Credit | Total: 464,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25728738
Const Adj.:	1.01989806
Adj $ / SQ:	166.700
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487808
Depreciation:	90732
Depreciated Total:	397076

COMMENTS

BMT IS UNHEATED SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

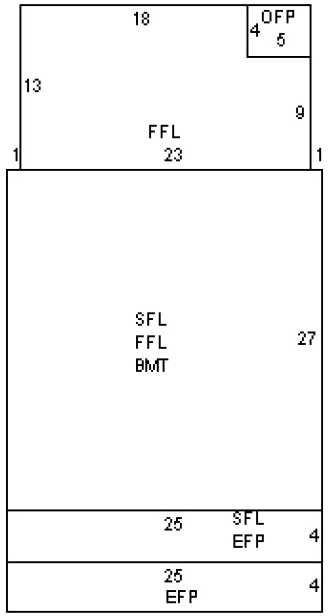
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.37
Special Features:	0	Val/Su Net:	151.33
Final Total:	397100	Val/Su SzAd	229.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	166.700	159,031
SFL	Second Floor	775	166.700	129,192
BMT	Basement	675	80.020	54,011
EFP	Enclos Porch	200	41.650	8,330
OFP	Open Porch	20	44.880	898

Net Sketched Area:	2,624			Total:	351,462
Size Ad	1729	Gross Are	2624	FinArea	2067

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

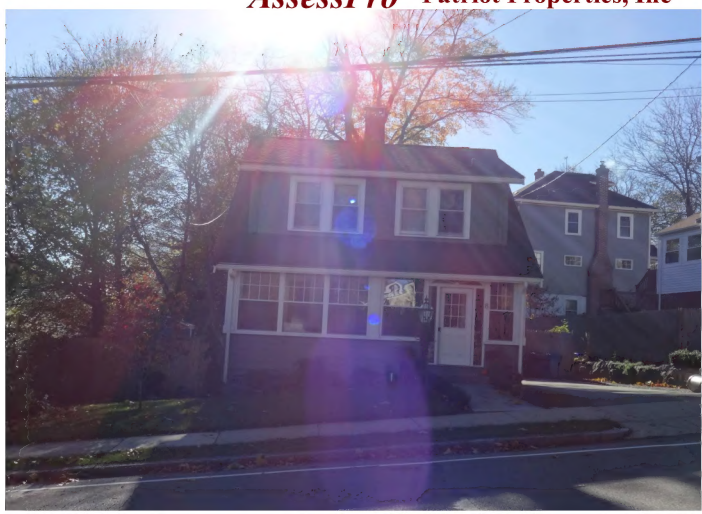
SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X20	A	AV	1980	3.81	T	31.2	101			600			600
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc